

1
2 REGULAR SESSION OF THE BOARD :
3 OF COMMISSIONERS OF THE UNION : THURSDAY
4 CITY HOUSING AUTHORITY OF THE :
CITY OF UNION CITY : APRIL 21, 2022
: 4:30 P.M.

5
6
7 HELD AT:
UNION CITY HOUSING AUTHORITY
UNION CITY, NEW JERSEY

8
9 BOARD MEMBERS:

10 CHAIRPERSON JOSE PEDRAZA
11 VICE-CHAIRPERSON MARGARITA GUTIERREZ
12 COMMISSIONER ELISE DINARDO
13 COMMISSIONER DIANE CAPIZZI
14 COMMISSIONER DEBRA MUNDORF
15 COMMISSIONER DOROTHY JETTER
16 COMMISSIONER JAY M. GELDZILER (ABSENT)

17 A P P E A R A N C E S:

18 HERSCHEL ROSE, ESQ.,
19 Attorney for the Board.

20 A L S O P R E S E N T:

21 EXECUTIVE DIRECTOR STANLEY SANGER
22 VITO TATTOLI, DEPUTY DIRECTOR OF OPERATIONS

23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

1 EXECUTIVE DIRECTOR SANGER: Let's
2 recite the Pledge of Allegiance.

3 (Pledge of Allegiance recited at this time.)

4 Okay. Good evening, everyone.

5 I'd like to start with a roll call for
6 attendance purposes. This is our April 21st meeting
7 of the Union City Housing Authority.

8 Chairperson Pedraza?

9 CHAIRPERSON PEDRAZA: Here.

10 EXECUTIVE DIRECTOR SANGER: Vice
11 Chairperson Gutierrez?

12 COMMISSIONER GUTIERREZ: Here.

13 EXECUTIVE DIRECTOR SANGER:

14 Commissioner Jetter? Absent.

15 Commissioner Dinardo?

16 COMMISSIONER DINARDO: Present.

17 EXECUTIVE DIRECTOR SANGER:

18 Commissioner Capizzi?

19 COMMISSIONER CAPIZZI: Here.

20 EXECUTIVE DIRECTOR SANGER:

21 Commissioner Mundorf?

22 COMMISSIONER MUNDORF: Here.

23 EXECUTIVE DIRECTOR SANGER:

24 Commissioner Geldziler. Absent.

25 We now have -- we have five present,

1 two absent. We do have a quorum.

2 I would, of course, like to welcome
3 everybody to our meeting this afternoon, this
4 evening -- this afternoon, coming together for the
5 first time. We have not been together for over two
6 years now, and it we are now coming to a
7 face-to-face meeting, and, well, we did have our
8 meetings in this forum here, in this forum here, and
9 in here, but this table, but we do have our meetings
10 elsewhere, but I'm just happy to see everyone
11 together. Thank you. Thank you for all your
12 patience and all your help during the pandemic and
13 during those times when we had meetings, phone
14 meetings, and we had regular meetings, alternative
15 meetings in our pavilion and things of that nature,
16 so, again, thank everyone. I hope everyone did have
17 an enjoyable, rested, and relaxed Easter time and
18 hopefully everyone's family and everyone is doing
19 well. So with that I just wanted to take a moment
20 again to officially introduce to you Mr. Vito
21 Tattoli who is now with us, our director of
22 operations, and basically does all our management
23 when it comes to things and the maintenance, and
24 Vito has done a fine job for us thus far. He has
25 worked with us for a year before in the capacity in

1 plumbing and things of that nature, and he comes
2 with a wealth of experience, and really just fits
3 naturally right into our position. You know, has
4 owned his own company in different times and there
5 certainly has some management experience and, you
6 know, experience to handle all directing, leading,
7 guiding and directing our men in the direction and
8 in the direction that is very productive for us, and
9 we're glad to have him with us.

10 Also, this is first time you're seeing
11 in person is Theresa, Theresa Tiernan. She will be
12 with us as a court stenographer, she wanted me to be
13 sure she emphasized that, that we did emphasize
14 that, and she'll be working with us and with our
15 stenography and keeping, of course, accurate --
16 accurate notes and all the -- what we need and
17 what's required of us when it comes to keeping all
18 these minutes of our meetings. So we're welcoming
19 Theresa as well.

20 I also want to introduce to you this
21 afternoon, Mr. Herschel Rose. He's here -- I
22 mentioned to a few of you -- but he's here
23 representing Genova Burns this afternoon and he's
24 replacing only for today, only replacing Mr. Gerard
25 Pizzillo.

1 COMMISSIONER DINARDO: We want Gerard
2 back.

3 ATTORNEY ROSE: Just filling in.

4 EXECUTIVE DIRECTOR SANGER: Filling in,
5 filling in, as I said, for Gerard Pizzillo, and I've
6 spoken to Herschel on the phone and I'm sure he's
7 going to be a big help today. He's on top of
8 everything, so that's great.

9 So with that being said, I would like
10 to have a motion to go into closed session.

11 COMMISSIONER GUTIERREZ: I make a
12 motion.

13 EXECUTIVE DIRECTOR SANGER: Motion by
14 Ms. Gutierrez.

15 COMMISSIONER DINARDO: Second.

16 EXECUTIVE DIRECTOR SANGER: Second by
17 Ms. DiNardo.

18 Roll call. Chairperson Pedraza?

19 CHAIRPERSON PEDRAZA: Yes.

20 EXECUTIVE DIRECTOR SANGER: Vice
21 Chairperson Gutierrez?

22 COMMISSIONER GUTIERREZ: Yes.

23 EXECUTIVE DIRECTOR SANGER:

24 Commissioner DiNardo?

25 COMMISSIONER DINARDO: Yes.

1 EXECUTIVE DIRECTOR SANGER:

2 Commissioner Capizzi?

3 COMMISSIONER CAPIZZI: Yes.

4 EXECUTIVE DIRECTOR SANGER:

5 Commissioner Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 EXECUTIVE DIRECTOR SANGER: And

8 Mr. Geldziler is absent. Okay. So we have seven
9 [sic] yes, two absent.

10 We will now go into closed session and
11 I will ask the member of our public if you would
12 please step outside, Ms. Beshara, until we come back
13 into our open session and we will call you then,
14 okay?

15 MS. BESHARA: Can I sit in the office
16 area?

17 EXECUTIVE DIRECTOR SANGER: Yeah, sure.
18 You can sit there, sure.

19 (Closed session held at 4:33 p.m. and ended
20 at 4:53 p.m.)

21 EXECUTIVE DIRECTOR SANGER: I'm glad I
22 got Ms. DiNardo.

23 COMMISSIONER DINARDO: I like not
24 having the recording device. The Court Stenographer
25 is much better, because I can whisper to Diane and

1 it's not getting picked up on this, and Debbie is
2 not yelling at me for whispering.

3 EXECUTIVE DIRECTOR SANGER: Okay. We
4 do have Ms. Beshara here as a member of our public.
5 We now in open session and what I'd like to do, as I
6 do all times in our first thing with open session is
7 to allow us to go through our -- all of our
8 resolutions. We do have six resolutions today, and
9 allow us to keep the Union City Housing Authority
10 moving forward.

11 The first is 2022, No. 17. And it's a
12 resolution permitting the Union City Housing
13 Authority to republish or rebid a request for
14 proposal seeking rebid for replacement of common
15 area bathrooms and other site improvements at 3700
16 Palisade Avenue; and

17 Whereas, the Union City Housing
18 Authority previously sought and obtained approval by
19 the Union City Housing Authority Board of
20 Commissioners to publish a request for proposal,
21 RFP, seeking services relating to the replacement of
22 common area bathrooms and other site improvements at
23 3700 Palisade Avenue, also known as our senior
24 citizen building.

25 Whereas, the Authority did publish a

1 request for proposals for the services above, but
2 did not receive any sufficient response; and

3 Whereas, the Authority is seeking
4 approval to republish, rebid this request for
5 proposal in order to find a qualified service
6 provider relating to the replacement of common area
7 bathrooms and any other site improvements at 3700
8 Palisade Avenue.

9 Whereas, the Authority has prepared a
10 bid package in accordance with applicable state law
11 for these services inviting those qualified entities
12 to provide bids in furtherance of the above
13 requested services.

14 Now, therefore, be it resolved that the
15 Commissioners of the Union City Housing Authority do
16 hereby approve and permit the Authority to republish
17 a request for proposal seeking qualified contractor
18 to provide services related to the replacement of
19 the common area bathrooms and other site
20 improvements at 3700 Palisade Avenue.

21 Just a brief explanation, clarification
22 with this. We did go out to bid a few months back.
23 Unfortunately, we did not get anyone to respond. We
24 did have about seven pickups of where they picked up
25 our bid package, but we did not get any submittals,

1 which was a little odd and a little different, but
2 at the same time now we're still looking to rebid
3 this and to try one more time on the rebid and if a
4 rebid does not work this time, then we might have to
5 go to through the cooperative with the State of New
6 Jersey, but we'd like to, with the advice of
7 counsel, thought it best to rebid one more time
8 because this is part of our CF funds, which is our
9 capital funds, and we want to be sure we go through
10 all the proper procedures for that, within that, as
11 we do with all of our resolutions and all of our
12 bidding, but especially when it comes to our CF
13 funds.

14 And the Resolution 2022-18. Resolution
15 permitting the Union City Housing Authority to enter
16 into an agreement with Execu-Tech to provide
17 consulting services for assistance in development of
18 our five-year plan.

19 Whereas, the Union City Housing
20 Authority is required by HUD to submit a five-year
21 plan.

22 Whereas, the Authority would like to
23 retain the services of a consultant to assist the
24 Authority and developing five-year plan from 2022 to
25 2026 consistent with HUD requirements.

1 Whereas, the Authority is seeking
2 approval by the Commissioners to enter into an
3 agreement the Execu-Tech, Incorporated, to provide
4 these services.

5 Now, and their services will not exceed
6 and I have that there, which I wanted to be sure you
7 definitely know, will not exceed \$33,500.

8 Now, therefore, be it resolved that the
9 Commissioners of the Union City Housing Authority do
10 hereby approve the Authority to enter into an
11 agreement with Execu-Tech, Inc., to provide the
12 above services in accordance with HUD requirements
13 for the timely preparation and submission of the
14 five-year plan.

15 2022, No. 19. Resolution approving the
16 Union City Housing Authority to publish bids for
17 individuals or firms interested in serving as at
18 risk manager for property and casualty insurance for
19 the period of July 1, 2022, through July 30, 2023.

20 ATTORNEY ROSE: June 30.

21 EXECUTIVE DIRECTOR SANGER: June 30,
22 I'm sorry, June 30, 2023.

23 Whereas, the Union City Housing
24 Authority has determined that it is necessary in
25 accordance with the policies of the United States

1 Department of Housing and Urban Development to
2 retain a risk manager for public housing property
3 and casualty insurance from July 1, 2022, through
4 June 30, 2023, policy year; and

5 Whereas, in order for the Authority to
6 retain the risk manager for property and casual
7 insurance, it is required consistent with applicable
8 state law to publish requests for proposal for the
9 needed services.

10 Whereas, the Authority would like to
11 publish at a to-be-determined date for request for
12 proposals for the following services: Risk manager
13 for property and casualty insurance to the City of
14 Union City, for the period of July 1, 2022, through
15 June 30, 2023, policy year, and

16 Now, therefore, be it resolved that the
17 Commissioners of the Union City Housing Authority do
18 hereby approve the Authority to publish bids for the
19 above services in connection with the implementation
20 of its public housing facilities.

21 Resolution 2022-20. Resolution
22 approving tenant account receivable writeoffs as of
23 December 31, 2021.

24 Whereas, the City of Union City -- the
25 Union City Housing Authority requires all tenants of

1 its facilities to enter into yearly lease agreements
2 that sets forth a monthly rental amount based on the
3 tenant's income; and

4 Whereas, from time to time the tenants
5 will either move out, get evicted, are deceased, or
6 otherwise vacate their unit leaving an open
7 uncollectible balance in the Authority's financial
8 statements; and

9 Whereas, in order to keep an accurate
10 accounting of its financial condition, the Authority
11 from time to time will write off bad debt, such as
12 uncollectible rent balances from tenants who either
13 moved out or were evicted from their apartment unit;

14 Whereas, the Authority's comptroller
15 has determined that there is a need to write off
16 several bad debts including \$10,999 as of
17 December 31, 2021, for the Authority's public
18 housing account, that's a PHA writeoff, public
19 housing authority account; and.

20 Whereas, the Authority's comptroller
21 has determined there is a need to write off several
22 bad debts totaling \$5,631, as of December 31, 2021,
23 for the Authority's Veterans Homes account, VHA
24 writeoff; and

25 Whereas, the Authority has reviewed the

1 tenant account receivables and determined that these
2 debts are from tenants who either moved out or
3 otherwise vacated the unit and that the tenants no
4 longer live in the Authority's facilities.

5 Now, therefore, be it resolved that the
6 Commissioners of the Union City Housing Authority do
7 hereby authorize the writeoff of bad debts totaling
8 \$10,999 for the Authority's public housing account
9 and authorize the writeoff of bad debts totaling
10 \$5,631 for the Authority's Veterans Homes account,
11 both of which are made up of uncollectible,
12 outstanding rental amounts of the above former
13 tenants.

14 2022, No. 21. Resolution seeking
15 approval to select lead-based inspections consultant
16 from state-approved cooperative purchasing program.

17 Whereas, the Union City Housing
18 Authority is a member of the New Jersey State
19 Cooperative Purchasing Program, State of New Jersey
20 approved facilitator of service providers to its
21 members; and

22 Whereas, the Authority intends to
23 retain the lead-based inspections consultant through
24 the program for the lead-based inspections at the
25 Authority's facilities; and

1 Whereas, the Authority will select a
2 lead-based inspections consultant through the
3 state-approved lead-based inspections consultant
4 available through the program;

5 Now, therefore, be it resolved that the
6 Commissioners of the Unity City Housing Authority do
7 hereby authorize the Executive Director to negotiate
8 and enter into an agreement with the state-approved
9 lead-based consultant for lead-based inspections as
10 required by the United States Department of Housing
11 and Urban Development.

12 I do want to reiterate, emphasize that
13 last sentence that I did that this is required by
14 the United States -- the United States Department of
15 HUD, Housing and Urban Development that we do have a
16 lead-based inspections, so we're doing this, and
17 this resolution is two fold. It's going to help us
18 in the requirement for HUD, and it's also going to
19 help us in the requirement when we go through our
20 RAD process, that we also have an inspection for the
21 RAD process. So we're really killing two birds with
22 one stone here, so we'll have it for the regular HUD
23 inspection, and as well as for the RAD process as
24 well. So it's timely and, of course, it allows us
25 to save -- to have the money savings with this.

1 And then 2022, No. 22. Resolution
2 approving the Union City Housing Authority
3 amendments of the Section 8 administrative plan
4 adding Chapter 19 for the project-based voucher
5 program.

6 Whereas, the Union City Housing
7 Authority has determined that it is necessary to
8 amend its Section 8 Administrative Plan to include
9 therein the necessary descriptions and delineations
10 required to institute a project-based voucher
11 program in order to provide rental assistance to
12 families who live in specific housing developments
13 or units;

14 Whereas, the Authority intends to adopt
15 a new chapter in its Section 8 Administrative Plan
16 in order to institute a project-based voucher
17 program in substantially the same form and format as
18 attached hereto;

19 Whereas, in order for the Authority to
20 amend its Section 8 Administrative Plan, approval of
21 the Authority's proposed amendment is required
22 consistent with the applicable state law;

23 Now, therefore, be it resolved that the
24 Commissioners of the Union City Housing Authority do
25 hereby adopt said amendment to the Section 8

1 Administrative Plan, a copy of which is attached
2 hereto, and made a part hereof, and incorporated
3 herein by reference.

4 And just a little clarification on
5 this: You might say: What is the difference
6 between a regular Section 8 and our Section 8 when
7 it comes to project-based vouchers, otherwise known
8 as PBV Program and in a PBV program, you would be
9 looking to, as I had said in here, into specified
10 housing developments or units, which would be some
11 of the projects around town and some of our
12 buildings around town that we might be interested
13 now and in our future to add low income housing for
14 our -- for all our citizens in Union City, so if
15 we're able to take control of some of these
16 buildings, add, and allow us to provide a living
17 space for them, we can do it through a specific
18 project base. So that unit itself will be
19 project-based vouchers, and it would allow, of
20 course, we'd be the owner, or if we came in contract
21 with another agency, they would be the owner, and to
22 allow the use -- use those funds for its overall
23 management and, of course, to make improvements as
24 well. So it puts us -- it overall gives us now,
25 within our administrative plan, a chance for us to

1 go project-based vouchers, and to see now what we
2 can do to get more vouchers out to the -- Section 8
3 vouchers out to the people of Union City. Right now
4 we have about 90 vouchers that are available, and we
5 have been a little stagnant in activating some of
6 these vouchers due to the fact that the -- they're
7 no longer -- there's just not living space in Union
8 City, and what we're looking to do now is then how
9 can we take this money and get it out? So we're
10 looking to work with other agencies and other --
11 working closely with people, the Mayor and City Hall
12 and the city fathers and other agencies to see if we
13 could take over buildings through HUD, and using
14 project-based vouchers to see now if we could
15 provide more living space for low income people in
16 Union City, and also allow you to make improvements
17 on these buildings as well. So this puts us in a
18 good position. Nothing is definite from this, but
19 it puts us in a position now if we have an interest
20 in the future on how we're going to broaden and
21 improve on allowing Section 8 vouchers and getting
22 more out into our community. And that's the basic
23 care.

24 So with all that being said, I don't
25 think there's any else. Is there any questions

1 about this? Nothing else from my end. Anyone have
2 any questions on this? Okay. If not, let me remind
3 you now that I'd like to go to a consent agenda now
4 on the resolutions, and I'll remind you that we're
5 now consent agenda that will be approval of the
6 minutes from our last March 17th meeting. It also
7 will be the approval of the resolutions that we have
8 just read and the resolutions that you have in your
9 packet. There is, of course, the payment of bills
10 that is in your packet as well, and while you don't
11 vote on the delinquents account, but you have a good
12 overall, you know, understanding of that.

13 So with that being said, a consent
14 agenda. I'd like to vote with on that, Chairperson
15 Pedraza?

16 CHAIRPERSON PEDRAZA: Yes.

17 EXECUTIVE DIRECTOR SANGER: Vice
18 Chairperson Gutierrez?

19 COMMISSIONER GUTIERREZ: Yes.

20 EXECUTIVE DIRECTOR SANGER:

21 Commissioner DiNardo?

22 COMMISSIONER DINARDO: Yes.

23 EXECUTIVE DIRECTOR SANGER:

24 Commissioner Capizzi?

25 COMMISSIONER CAPIZZI: Yes.

1 EXECUTIVE DIRECTOR SANGER:

2 Commissioner Mundorf?

3 COMMISSIONER MUNDORF: Yes.

4 EXECUTIVE DIRECTOR SANGER:

5 Commissioner Jetter?

6 COMMISSIONER JETTER: Yes.

7 EXECUTIVE DIRECTOR SANGER: That's six

8 yes for the consent agenda. And.

9 At this time I just want to say a few
10 words as far as the superintendents -- I'm sorry,
11 the report by the Executive Director. I was always
12 thinking of superintendent.

13 COMMISSIONER DINARDO: It's just old
14 habits are hard to break.

15 EXECUTIVE DIRECTOR SANGER: It's one of
16 those days for me, but Executive Director's report,
17 just happy if you'll see I put in front of you --
18 each one of your seats I put a little sheet in front
19 of you there. And you will see what are some of the
20 projects that we are looking to in the future in
21 utilizing our capital fund monies for 2022. And
22 you'll see that we're looking to improve our Amp 1
23 downtown, which is Third and Fourth Street, our
24 units downtown, we're looking for new roofs there,
25 repairs. We're looking to put a new handicapped

1 ramp at 640 39th Street. The Amp 1 as well. We're
2 looking to put new lighting in hallways and
3 stairwells and in Amps 2 and 3. I think we've done
4 an outstanding job of putting lighting in our
5 exterior and now we're looking to improve the
6 lighting in the interior of our buildings.

7 Also, looking to improve the floor, all
8 the entranceways to 630, 640, and 660 39th Street.
9 We're looking to put a new parking lot in that 3700
10 Palisade Avenue by the senior citizen building there
11 and having a whole new parking lot put in there.
12 We're looking to improve our sump pumps in many of
13 our boiler rooms and for any type of water, any type
14 of water damage or anything of that nature that
15 might require the sump pumps to all be fixed. We're
16 looking to improve the administrative office, the
17 restrooms here at the administrative office. Also,
18 a whole new heating system and boiler system at 634
19 39th Street, which is somewhere in the area of
20 \$200,000, but, of course, it is essential. It is
21 essential for, you know, the heating for the
22 wintertime, and we're happy to be able to get that
23 going and, of course, many other areas of common
24 area plumbing and drainage systems that we're
25 looking to do.

1 So, based on our observation, based on
2 our meeting, two weeks ago we had a meeting with
3 about 12 tenants who came here, which was
4 encouraging, one night, and we had tenants come and
5 say: What are some of the areas that you like to
6 see improved? And there are, by their
7 recommendation, a few of those recommendations are
8 on this sheet. All right. So we're required by HUD
9 to have -- when it comes to capital fund monies and
10 it allows the people in our community that live here
11 within the community to have the input into that,
12 and the number, as I said, a number of them that
13 were here. They were very appreciative of the
14 lighting that you had voted on a number of months
15 ago. We one person had said to us, "This whole
16 place is lit up like Yankee Stadium." It really is.
17 There's great lighting outside now, which just makes
18 the effectiveness of all our cameras as well. And
19 the last spring we trimmed all the trees. Now we
20 improved all the lighting. It's much more luminous,
21 and, you know, brighter outside, and allows the
22 effectiveness of the cameras now. You know, the
23 trees are not in the way any longer, bushes and
24 trees; there's, you know, better lighting, and the
25 cameras are now just becoming much more effective

1 and efficient. You know, so good things with that.
2 So that is it about the things that I wanted to
3 report on. Also, I just want to give a you few
4 pictures. I have Diana, who works closely with us
5 here with our CF funds, just see some pictures here.
6 This whole area here by the administrative office
7 and its lower level, there was the heating, the
8 heating and the air conditioning unit was over 30
9 years old. So we were able to, just these last few
10 weeks, to get a new heating and air conditioning,
11 HVAC system here for our administrative area,
12 administrative floor. And we were also able to get
13 a new telephone system put in here. Just a few
14 pictures that she had put together. You know, our
15 old system and the new system and, of course, it
16 just allows for better communication within the
17 office and, of course, with the outside public as
18 well. So just some things I wanted you to be -- get
19 a good look at and get an idea of the progress we
20 were making lately at the Housing Authority.

21 So, any questions? Any thoughts
22 towards that? Okay. Now, is the time for any
23 comments from our public, and is there anyone in the
24 public who would like address the Board.

25 MS. BESHARA: Yes.

1 EXECUTIVE DIRECTOR SANGER: Just state
2 your name. You could stay there for a minute. Just
3 state your name and your address for the record.

4 MS. BESHARA: Toni Beshara, the
5 Veterans Apartments on 44th Street.

6 COURT STENOGRAPHER: Could you just
7 spell your last name?

8 MS. BESHARA: Yes, B-E-S-H-A-R-A.

9 The last meeting you were speaking
10 about some of the improvements that were going to be
11 made at the Veterans Apartments and you mentioned
12 that, you know, you're moving forward maybe the next
13 steps would be going to court for the, I guess, the
14 approval of the COAH funds.

15 EXECUTIVE DIRECTOR SANGER: It would be
16 approval for Phase 2 of the COAH a project, yes.

17 MS. BESHARA: Two of the COAH project.

18 EXECUTIVE DIRECTOR SANGER: Yes.

19 MS. BESHARA: Now, for my edification
20 if you could just, you know, clarify that just a
21 little bit. The reason is I've been following along
22 and I'm thinking that the funding was all secured
23 already, that, you know, you went ahead with Phase
24 1, why do you have to go court for --

25 EXECUTIVE DIRECTOR SANGER: Let me --

1 and that's a good question, and let me just remind
2 you of something that we have stated in the past.

3 MS. BESHARA: Uh-huh.

4 EXECUTIVE DIRECTOR SANGER: COAH
5 funding is provided to us by the City of Union City.

6 MS. BESHARA: Uh-huh.

7 EXECUTIVE DIRECTOR SANGER: And COAH
8 funding mostly comes, if not all, comes from the --
9 many of the improvement projects around Union City,
10 which, when it comes to construction, new homes, new
11 buildings, and various projects around our
12 community.

13 MS. BESHARA: Can you tell me what the
14 acronym is again?

15 EXECUTIVE DIRECTOR SANGER: COAH?

16 MS. BESHARA: COAH.

17 EXECUTIVE DIRECTOR SANGER: Coalition
18 of Affordable Housing. C-O-A-H.

19 MS. BESHARA: Okay. That's -- okay.

20 EXECUTIVE DIRECTOR SANGER: And the
21 City of Union City, now when it works with many of
22 the contractors and developers who I'm trying --
23 going to try to keep this as simple as possible,
24 when it comes with many of the developing
25 contractors that do develop in Union City, within

1 their project they also add a fee on to them which
2 would go towards affordable housing in Union City,
3 right?

4 MS. BESHARA: Okay.

5 EXECUTIVE DIRECTOR SANGER: So they're
6 telling some of the developers, and I don't know the
7 exact amount, but I'll just give you a hypothetical
8 as an example. If you have maybe 70 units in one of
9 our buildings, they may for coalition -- for COAH
10 purposes, they may say to the developer, "You have
11 to give three, \$4,000 to its total for each one of
12 those units." So if you do the math, four times 70,
13 you know, 4,000 times 70, whatever, that money would
14 go towards going now in a reserve, in an fund, in
15 funds, that go towards that. So this money builds
16 up over the course of a year -- over the course of a
17 year, all right? The first -- let me just say, the
18 first batch of money, I would say, okay, that came,
19 it was enough money accumulated, first accumulation
20 of money that was collected. We were able to have
21 enough money to do Phase 1. So as we're doing Phase
22 1, all right, we could also start accumulating money
23 now for Phase 2, because there's other projects
24 going on around Union City that developers are going
25 to contribute towards, all right? So once that

1 additional money is, you know, put together, and all
2 that money does come in, that revenue from that
3 money, then we can go on to Phase 2. So with the
4 Phase 2 money that has been collected over the last
5 three years in Union City, we're going to be going
6 to court and asking the courts to approve that money
7 to be used to upgrade and work, you know, with all
8 of our veterans improvement project in Union City
9 for the second phase.

10 MS. BESHARA: Okay. Do you have -- I
11 guess it's a civil matter, then would it be -- do
12 you have the case name and the docket numbers?

13 EXECUTIVE DIRECTOR SANGER: Do I have
14 that? Not in my possession now.

15 MS. BESHARA: Do you have that?

16 ATTORNEY ROSE: No, not right now.

17 EXECUTIVE DIRECTOR SANGER: I'm not
18 even sure if we have that right now, the Phase 2.

19 MS. BESHARA: Okay. Do you have it for
20 Phase 1?

21 EXECUTIVE DIRECTOR SANGER: I don't
22 have it here. I don't have it here, but I can give
23 that to you.

24 MS. BESHARA: Okay. Okay. I'll call
25 you, I guess.

1 EXECUTIVE DIRECTOR SANGER: You
2 probably have to do a public records, I believe so.
3 That's a public records for that and just say, you
4 know, okay?

5 MS. BESHARA: Okay, okay.

6 EXECUTIVE DIRECTOR SANGER: You might
7 have to fill out a form for the public records to be
8 given to you, but you could call any time --

9 MS. BESHARA: You're saying an OPRA?

10 EXECUTIVE DIRECTOR SANGER: Yeah, OPRA,
11 Open Public Records, yeah.

12 MS. BESHARA: Okay. I guess that's it
13 for now. You've complained it, I get it a little
14 bit better. Thanks.

15 EXECUTIVE DIRECTOR SANGER: Okay.
16 With.

17 All that being said, does anyone else
18 have anything?

19 Could I get a motion to close the
20 meeting?

21 COMMISSIONER GUTIERREZ: I make a
22 motion.

23 COMMISSIONER MUNDORF: Second.

24 EXECUTIVE DIRECTOR SANGER: Motion by
25 Ms. Gutierrez. Second by Ms. Mundorf.

1 Chairperson Pedraza?

2 CHAIRPERSON PEDRAZA: Yes.

3 EXECUTIVE DIRECTOR SANGER: Vice

4 Chairperson Gutierrez?

5 COMMISSIONER GUTIERREZ: Yes.

6 EXECUTIVE DIRECTOR SANGER:

7 Commissioner Jetter?

8 COMMISSIONER JETTER: Yes.

9 EXECUTIVE DIRECTOR SANGER:

10 Commissioner DiNardo?

11 COMMISSIONER DINARDO: Yes.

12 EXECUTIVE DIRECTOR SANGER:

13 Commissioner Capizzi?

14 COMMISSIONER CAPIZZI: Yes.

15 EXECUTIVE DIRECTOR SANGER:

16 Commissioner Mundorf?

17 COMMISSIONER MUNDORF: Yes.

18 EXECUTIVE DIRECTOR SANGER: Okay. Six

19 yes. Close our meeting. Thank you very much.

20 (Concluded at 5:18 p.m.)

21

22

23

24

25

CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210
19
20
21
22
23
24
25